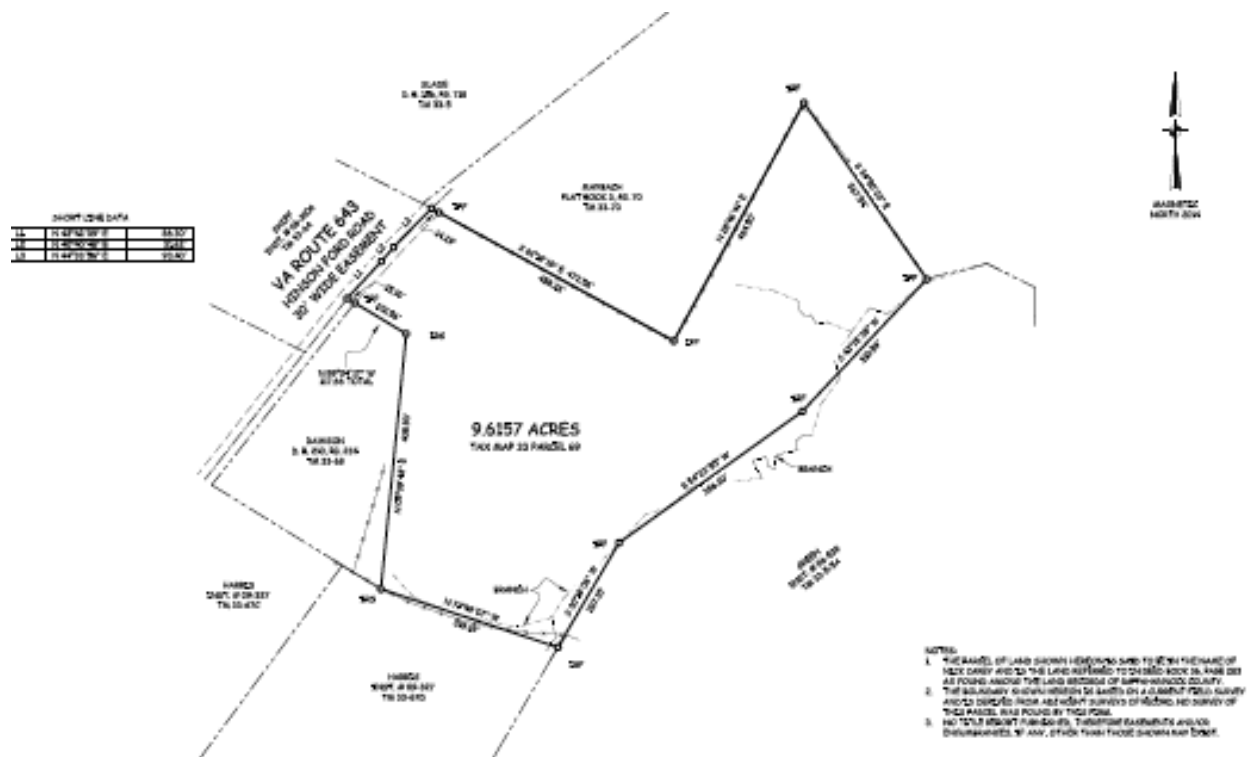


**NOTICE
TAX SALE OF VALUABLE REAL PROPERTY
BY PUBLIC AUCTION
IN RAPPAHANNOCK COUNTY, VIRGINIA**

Pursuant to order of the Circuit Court of Rappahannock County Virginia, the property described below will be sold by public auction to the highest bidder.

Property Description: 9.6157 acres on Rt. 643, Hinson Ford Road, Jackson Magisterial District, Rappahannock County, Virginia. Tax Map 33 parcel 69. Property is unimproved. 211 feet frontage on Rt. 643.



The winning bidder shall sign a binding memorandum of sale and tender a deposit to the Special Commissioner in the amount of \$10,000 in the form of a certified or cashier's check payable to the Clerk of the Circuit Court for Rappahannock County. Provided, if the winning bidder is the County of Rappahannock, a check drawn on its General Fund shall be sufficient. The \$10,000 shall be a credit against the purchase price. If the sale is not approved by the Court, the deposit shall be returned. If the sale is approved, but the winning bidder then fails to complete the purchase within the time set by the Court, the deposit shall be forfeited and the Special Commissioner may also pursue any remedies allowed by law. The winning bidder should be prepared to go to settlement and pay the balance of the purchase price within 30 days of approval of the sale by the Court. Upon Court approval of the sale, the Property shall be conveyed by Special Warranty Deed, free and clear of all liens. It shall be the responsibility of the bidders to satisfy themselves before the auction as to matters of title, survey, zoning, building codes and any other factors that might affect a proposed use of the Property. The Property shall be sold "as is," and without representation it is fit for any particular use. Upon notice to the Special Commissioner, he may give prospective bidders permission to go upon and inspect the Property, but they do so **at their own risk**, and they shall do nothing that will damage the Property or in any way reduce its value before the auction. **Any sale shall be contingent upon approval by the Circuit Court for Rappahannock County.**

Go to www.rappahannockcountyva.gov "Notices and Documents" to see the Notice of Sale, plat of survey, Memorandum of Sale and court order authorizing sale.

By Authority of:
Peter H. Luke
Special Commissioner